

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ☐
no ☐

Property Name: Ballard Inventory Number: PG:81A-23
Address: MD 5, MD 223, Ballard Lane, Simpson Lane, Jordan Lane, and Milligan Lane Historic district: X yes ☐ no ☐
City: Clinton Zip Code: 20735 County: Prince Georges
USGS Quadrangle(s): Anacostia
Property Owner: multiple Tax Account ID Number: multiple
Tax Map Parcel Number(s): multiple Tax Map Number: 116
Project: MD 5 Corridor Study Agency: FHWA/SHA
Agency Prepared By: State Highway Administration
Preparer's Name: Melissa Hess Date Prepared: 07/12/2006

Documentation is presented in: _____

Preparer's Eligibility Recommendation: _____ Eligibility recommended ☒ Eligibility not recommended ☐

Criteria: A B C D Considerations: A B C D E F G

Complete if the property is a contributing or non-contributing resource to a NR district/property:

Name of the District/Property: _____

Inventory Number: _____ Eligible: ☐ yes ☐ Listed: ☐ yes ☐

Site visit by MHT Staff ☐ yes ☒ no ☐ Name: _____ Date: _____

Description of Property and Justification: *(Please attach map and photo)*

The residential subdivision of Ballard is located in the Clinton vicinity of southern Prince George's County. The majority of the residences in the neighborhood were constructed during the suburban housing boom that followed World War II. Ballard is platted on a rectangular grid, with houses on relatively consistently sized lots. The neighborhood is located east of MD 5 (Branch Avenue) and south of MD 223 (Woodyard Road). Several parcels on the west side of MD 5 may have been part of the original development, but these properties are now physically and visually separated by MD 5. Simpson Lane and Ballard Lane run north-south and Jordan Lane and Milligan Lane run east-west through the division. The neighborhood is laid out into rectangular lots fronting the streets, with lot sizes averaging approximately one-half acre. The terrain of the neighborhood is flat.

Ballard is an example of a planned suburban development, a residential development comprehensively planned and constructed by developers. The developer provided graded streets and utilities, and would offer various residential building styles or standard floor plans with exterior variations. Developer-built housing typically focused on efficient designs, less elaborate styles with minimal decorative elements, and informal division of interior spaces. Tax parcel maps indicate that James G. Ballard developed the Ballard neighborhood.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended ☐ Eligibility not recommended ☒
Criteria: A B C D Considerations: A B C D E F G

MHT Comments:

John J. [Signature]
Reviewer, Office of Preservation Services

10/17/06
Date

[Signature]
Reviewer, National Register Program

10/18/06
Date

Ballard consists of detached, single-family homes, primarily Cape Cod, early Ranch, and Minimal Traditional styles. There are dwellings of a non-descript style, as well as few contemporary dwellings. The different styles are randomly spaced throughout the development indicated that perhaps the original home-buyers were offered some choice as to the style of their home. The majority of the dwellings in Ballard were built between 1946 and 1956. There are several nonhistoric commercial properties within the surveyed area of Ballard, but no community amenities, such as social halls, schools, parks, and community centers.

The Cape Cod dwelling was a standard form of suburban housing in the Modern Period. The Cape Cod houses in Ballard are generally one or one-and-one-half-stories in height, with broad side gable roofs covered with asphalt shingles, often featuring gabled dormers. Most Cape Cods are three bays wide and two bays deep, with central entrances. The majority are of frame construction clad either in brick or stone veneer, asbestos shingles, aluminum siding, or modern vinyl siding. Houses that have retained their original windows have either six-over-six double-hung sashes or one-over-one aluminum sashes, while many houses have modern vinyl replacement windows. Foundations are poured concrete. Some have central or exterior end brick chimneys. Many of the Cape Cods dwellings have attached garages or modern additions. Lots are enhanced by detached garages, sheds, and fencing of various materials.

The Minimal Traditional and early Ranch houses in the neighborhood are generally one-story in height, with low-pitched side gable roofs covered with asphalt shingles. Most are three to four bays wide and two bays deep, with off-centered entrances. The majority are of frame construction clad either in brick veneer, aluminum siding or modern vinyl siding. Windows are aluminum sashes or modern vinyl replacement windows. Foundations are poured concrete. Some of these dwellings have exterior end brick chimneys and attached garages.

Ballard was evaluated in light of the Suburbanization Historic Context that was developed for the I-495/I-95 Capital Beltway Corridor Transportation Study (KCI Technologies, Inc., 1999). The Ballard neighborhood is not eligible for the National Register of Historic Places. Ballard is not eligible under Criterion A. While the subdivision is associated with mid-twentieth-century suburbanization, the construction of this development does not represent a historic trend that made a significant contribution to the nation, state, or local community. Mid-twentieth-century planned developments are ubiquitous resources of the suburban landscape and must possess character-defining features of their property type to be considered significant and representative of the suburban movement. Ballard is not an early example and did not introduce innovative design principles, so is not significant for its association and contribution to the suburban landscape. The development is not eligible under Criterion B as the community has no known association with persons who have made specific contributions to history. Ballard was not planned, designed, or constructed by persons who made significant contributions to the suburbanization movement. Ballard is not eligible under Criterion C. For a planned development to be eligible under Criterion C, the development must retain integrity of design, setting, materials, feeling, and association. The individual residences should retain excellent integrity to convey the original design concepts of the development. In addition, original landscape features and amenities such as roads, walkways, light fixtures, and public space should add to the overall design and significance of the development. While Ballard represents a concentration of historically and aesthetically cohesive buildings, the neighborhood lacks notable community design elements, such as planned landscapes and public amenities. The majority of dwellings are from a signal period of construction, but they are not architecturally significant building types. The housing types represented in the neighborhood are found in abundance in suburban area across the nation. Furthermore, many houses in Ballard have been modified or altered resulting in a loss of architectural integrity. Investigations have not been conducted to determine whether the community has the potential to yield information important in history or prehistory, therefore its eligibility under Criterion D can not be assessed at this time.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____

Eligibility not recommended _____

Criteria: A B C D Considerations: A B C D E F G

MHT Comments:

Reviewer, Office of Preservation Services

Date

Reviewer, National Register Program

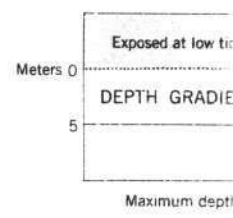
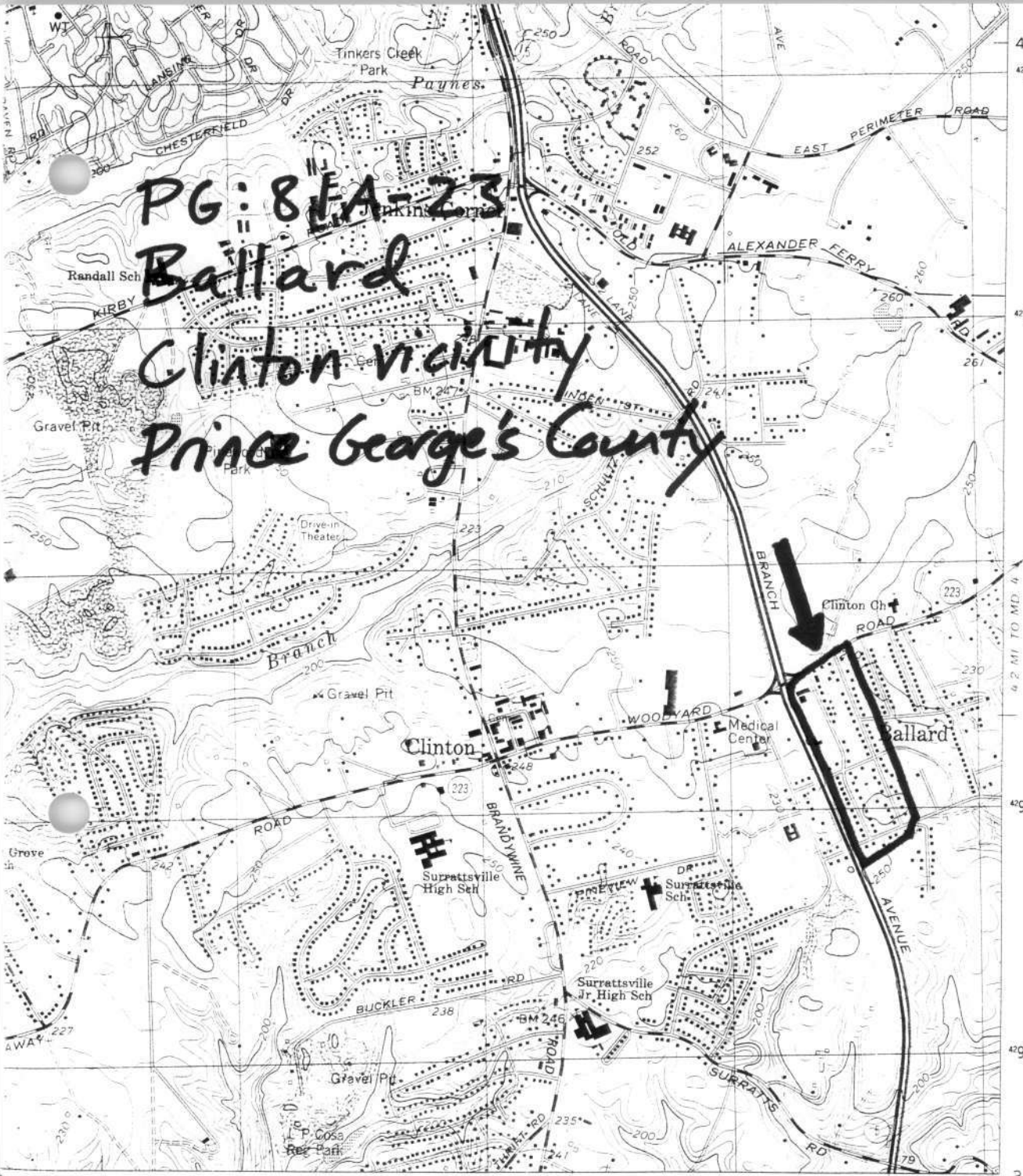
Date

1	3.0480
2	.6096
3	.9144
4	1.2192
5	1.5240
6	1.8288
7	2.1336
8	2.4384
9	2.7432
10	3.0480

To convert feet to meters
multiply by .3048

To convert meters to feet
multiply by 3.2808

PG: 81A-23
 Ballard
 Clinton vicinity
 Prince George's County



INTERIOR-GEOLOGICAL SURVEY, RESTON, VIRGINIA-1986
 T.B. 3.5 MI. W. W. WALDORF 10 MI.

ROAD CLASSIFICATION

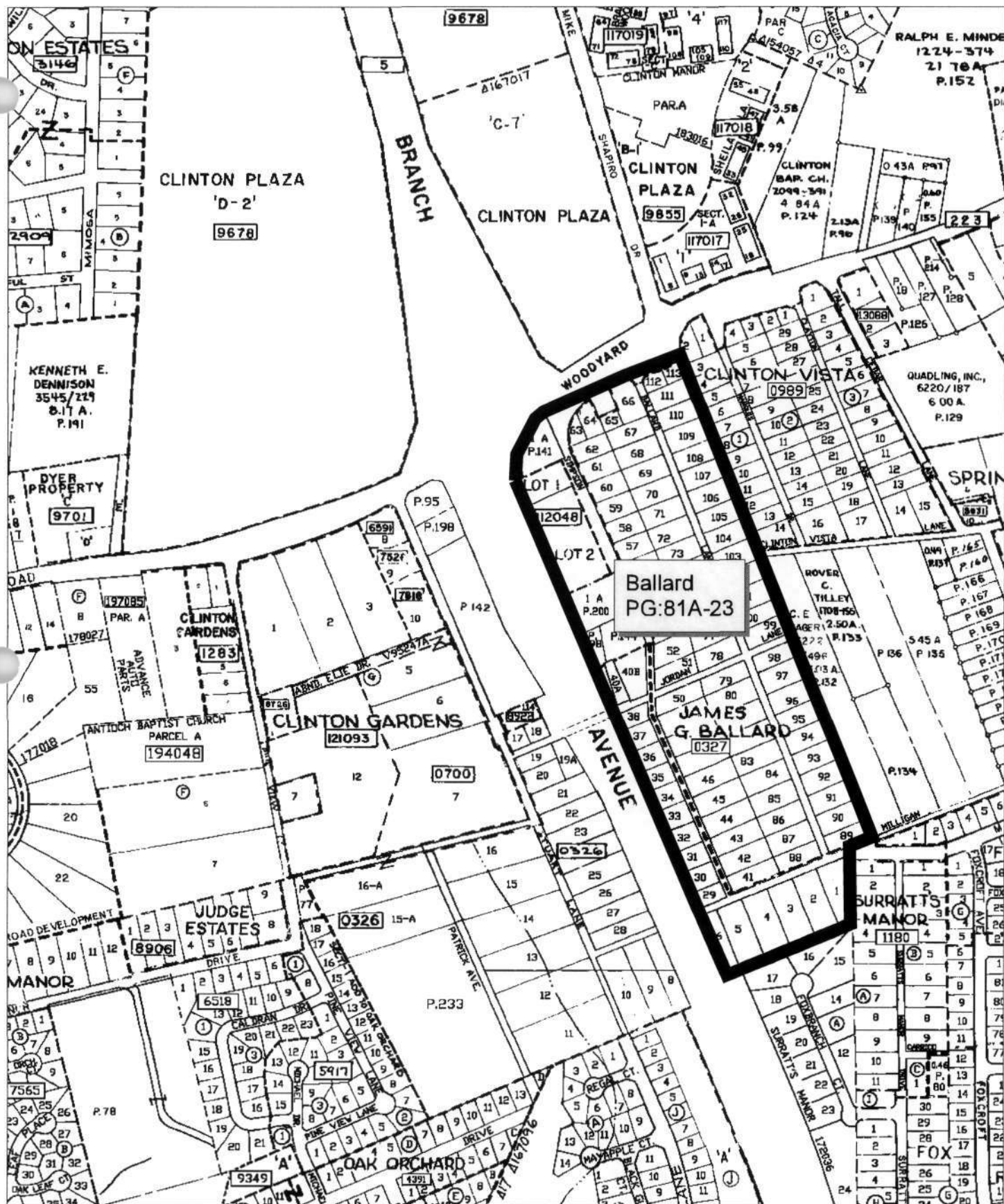
Heavy-duty	—————	Light-duty	—————
Medium-duty	—————	Unimproved dirt	—————
Interstate Route		State Route	



ANACOSTIA, D.C. - MD.
 38076-G8-TF-024

1965
 PHOTOREVISED 1979
 BATHYMETRY ADDED 1982
 DMA 5661 IV SW-SERIES V833

(BRANDYWINE)
 566 1/1 NE



PG:81A-23
 Ballard
 Prince George's County
 USGS Anacostia Quad





- PG:81A-23

- Ballard

- Prince Georges Cnty

M. Hess

June 2006

MD SHPO

Simpson Lane, View North

Photo 1 of 20



PG: 81A-23

Ballard

Prince Georges County

M. Hess

June 2006

MD SHPO

7301 Milligan Lane, View Southwest

Photo 2 of 20



PG:81A-23

Ballard

Prince Georges County

M. Hess

June 2006

MD SHPO

9119 Simpson Lane, View West

Photo 3 of 20



PG: 81A-23

Ballard

Prince George's County

M. Hess

June 2006

MD SHPO

9115 Simpson Lane, View West

Photo 4 of 20



PG: 81A-23

Ballard

Prince Georges Cnty

M. Hess

June 2006

MD SHPO

9106 Simpson Lane, View East

Photo 5 of 20



PG: 81A-23

Ballard

Prince Georges County

M. Hess

June 2006

MD SHPO

Simpson Lane, View Southwest

Photo 6 of 20



PG:81A-23

Ballard

Price Georges Cnty

M. Hess

June 2006

MD SHPO

9010 Simpson Lane, View Northeast

Photo 7 of 20



PG: 81A-23

Ballard

Price Georges County

M. Hess

June 2006

MD SHPO

9101 Ballard Drive, View Southwest

Photo 8 of 20



PG 81A-23

Ballard

Prince Georges County

M. Hess

June 2006

MD SHPO

Ballard Drive, View South

photo 9 of 20



PG: 81A-23

Ballard

Prince Georges Cnty

M. Hess

June 2006

MD SHPO

9103 Ballard Drive, View Southwest

Photo 10 of 20



PG:81A-23

Ballard

Prince Georges County

M. Hess

June 2006

MD SHPO

9107 & 9109 Ballard Drive, View Southwest

Photo 11 of 20



P6:81A-23

Ballard

Prince Georges County

M. Hless

June 2006

MD SHPO

9106 Ballard Drive, View Northeast

Photo 12 of 20



PG: 81A-23

Ballard

Prince Georges County

M. Hess

June 2006

MD SHPO

9108 Ballard Drive, View Northeast

Photo 13 of 20



PG: 81A-23

Ballard

Prince Georges Cnty

M. Hess

June 2006

MD SHPO

Ballard Drive, View North

Photo 14 of 20



PG: 81A-23
Ballard

Price Georges County

M. Hess

June 2006

MD SHPO

Ballard Drive, View South

Photo 15 of 20



PG: 81A-23

Ballard

Prince Georges County

M. Hess

June 2006

MD SHPO

9007 Ballard Drive, View Southwest

Photo 16 of 20



PG: 81A-23

Ballard

Prince Georges Cnty

M. Hess

June 2006

MD SHPO

9005 Ballard Drive, View Southwest

Photo 17 of 20



PG: 81A-23

Ballard

Prince Georges County

M. Hess

June 2006

MD SHPO

8918 Ballard Drive, View Northeast

Photo 18 of 20



RONCO
Mechanical Contractors, Inc.

PG:81A-23

Ballard

Prince Georges County

M. Hess

June 2006

MD SHPO

8916 Simpson Lane, View East

Photo 19 of 20



PG: 81A-23

Ballard

Prince Georges County

M. Hess

June 2006

MD SHPO

Simpson Lane, View South

Photo 20 of 20